



**500 S. 4th Avenue, Brighton, CO 80601**

**MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Heritage Room at Historic City Hall at 22 South 4<sup>th</sup> Avenue, Brighton, Colorado.**

**DATE: March 10, 2016**

**Call to Order/Pledge of Allegiance:** Chairman Allison Lockwood called the meeting to order at 6:01 p.m. followed by the pledge of allegiance.

**Roll Call/Establish Quorum: Commissioners Present:** Joseph (Joe) Burt, Danielle Henninger, Robin Kring, Allison Lockwood, Cheri Lopez, Lynette Marrs, Pat Reither and Wayne Scott

**Commissioners Absent: (Excused)** Ken Kreutzer

**Staff Present:** Sheryl Johnson & Aja Tibbs

**Others Present:** Bob Brady, Chontel Trujillo, Gary Berngard, Erin Drake, Margaret Tillman, S.H. Bud Scott, Mary Kelley, Rozanne Warner, Larry Warner, David Jacobucci, Dianna Kremheller, Adelina Garcia and Alfredo Garcia

**Seating of Alternate:**

Motion to seat the alternate by Pat. Second by Danielle. Motion carries.

**Approval of Agenda:**

Approval the agenda as presented.

**Approval of Minutes for February 11, 2016:**

A clarification of the minutes was needed for the Canning Company local designation. Minutes would be adjusted accordingly. Otherwise, the minutes were approved as written.

**Consent Agenda:**

No items

**Public Comment:**

No comments

**Reports / Presentations:**

**64 Farms Agricultural Survey Update – Terracon, Erin Drake and Margaret Tillman**

The final report on the 64 Farms Agricultural Survey will be on April 14<sup>th</sup> and will be presented at our meeting. The survey included 42 reconnaissance and 22 intensive in the vicinity of Brighton in Adams and Weld Counties. Thus far, 17 of the 22 are done and include interviews with land owners, photos and documentation of the farm history. Of the 42 reconnaissance surveys, most of them are done. From the Open Range Cattle Days, came the Talbot Farmstead. Farms that were associated with Dairy Farming were the Struck Farmstead, Heitman Farmstead and the Delventhal Farmstead which were located in Weld County. In Adams County, it was the Johnson Farmstead. The farm associated with the Canning Industry and Small Truck Farming was the Mile High Duck Club Farmstead. Farms associated with the Sugar Beets Industry were Ehlen Farmstead and Schaefer Farmstead located in Adams County. A Japanese American Farmer was the Morimitsu Farmstead.

The Intensive Farmsteads include the Monaghan Farmstead that raised purebred horses. The farm has a Craftsman house; round pen/covered barn, a stud barn, and a Broodmare/stall barn. The Ehlen Farmstead and Heitman Farmstead were also part of the Intensive Farmstead surveys. Some of the earliest constructed houses were from 1879.

The types of houses include bungalow, hipped roof box, Ranch, and I-house. The styles of houses include Craftsman, Queen Anne and Tudor Revival.

Terracon still needs some more information on some of the properties and has questions on the five properties they are still working on. They will send a list of questions to the owners and see if they get a response. They were surprised to see a Queen Anne house and a Tudor on the farms. Richie Farm created the cattle ear tags and was the first to use them. The ear tags are now used everywhere. Dianna Kremheller asked what was going to be done with the information on the farms. Terracon will create a final report and the landowners will get a copy of the report also. Adelina Garcia stated that Dianna is a neighbor and would the properties get on the register. Roxanne stated that one of the farms in presentation was hers and what are the benefits of being on the register. There will be a list of all the properties in Weld and Adams County that were surveyed. Joe stated that the document lists the resources and history of the individual properties. It will give the historical significance and maintain the levels of significance and integrity. The final document will be shared with the property owners and community. If an owner decides to go for historic designation, they have the potential to get tax credits and have the ability to do something with the property in the future. The purpose of surveying the properties is for the Historic Survey Plan required of CLG's for the purpose of documenting properties over 50 years old. David Jacobucci stated that his property was built in the 1890s. Joe explained that the Commission is working on the survey plan to assess if there is a threat to the properties. When the survey is complete, a citizen can come in and learn about your properties. David asked where the threats are and if they are on Main Street next to the old church. Joe stated that the Commission would be looking at what area to survey next year and that it may be the South Main area. Robin stated that historic designation can be separate from surveying properties. There is information on the website for historic designations. The final report will be presented at the April meeting.

### **Historic City Hall HVAC Update - Bob Brady, Chontel Trujillo and Gary Berngard**

Improvements and enhancements to the HVAC at Historic City Hall need to be made. The project will be a benefit to the building. It will make it make energy efficient and sustainable. Staff has been looking for a way to fix the HVAC for 15 years because it is outdated. The heating & air conditioning went through 3 levels of assessment. To fix the HVAC system, engineering and construction would be involved to create a better indoor environment. Bob stated that due to excess heat, window air conditioners are being used. The boiler has been underground since 1906. The new equipment will actually reduce the amount of equipment on the roof and move it to the center. It will eliminate the window air conditioners. A proposal of a new building that will hold the mechanical equipment could be placed on the north side of the existing annex building and match the exterior brick and louvers on the new building to the existing annex building. The benefit to this would be to improve the historically designated building by enhancing the exterior appearances with more consistent historical images creating an aesthetic addition. The new system will be quieter and will allow for improved environmental conditions for historic documents. The old radiators but will be disconnected but left in place to add to the historic appearance. An application for a DOLA grant to help with improvements has been applied for. It is a competitive application. Tim from History Colorado has reviewed the project but it will have to pass the State review. The City will move forward without the grant even if we don't get it. The Project will go to City Council for approval next week. No work can be done until we see if we get grant. Input from the Commission is needed today for the project. Robin stated that the project will be nice for sustainability but had concerns regarding the aesthetics of another building. She has not noticed the equipment on the building and felt that to put the building in the parking lot would be an eyesore and decrease the historic value of the little annex building. Bob stated that there were many things to look at and that by leaving on the roof of Historic City Hall could create stress on the roof. The current boiler room is over 100 years old and probably will not be used very much longer. Wayne asked about the financing for the Historic City Hall system and if it was like a swamp cooler system that could freeze water at night. Gary stated that they have spent 6 months reviewing the systems. Different options were looked at and there was not enough space to do a ground source with a heat pump system. Solar panels are very energy efficient but require space. Wayne asked if a new system underground was better than on the rooftop. Gary stated that noise should not be noticeable factor. Chontel stated that the Boiler room is not cost effective and would be expensive to do which would be cost prohibitive. Bob stated that the communication lines come in on the north side of the building and Comcast on the south side of the building. Also on the south side is the main water line. Currently when it rains, it gets in the boiler room. Robin asked if someone should be brought in to review the options. Chontel stated that the code and requirements with equipment have been reviewed and that it is cost prohibitive made more engineering sense and was easier to get to by placing in a new building. Bob stated that an underground area such as the boiler room would have to have 2 entrances and exits. Gary stated that the confined space such as the boiler room would require ventilation and that it made more sense to not do underground. It would cost \$300,000 or more beyond the current cost to do underground which is very expensive. The existing utility service would also need to be reviewed and probably moved. Allison asked if there was any risk of integrity by building a new building. Joe stated that the annex building is not designated and is currently keep separate and would not affect designation. Cheri asked if the equipment would last a long time and if it would remain efficient. Bob stated that the life would be around 20 years and having reviewed all the types, this is the most efficient that could be found for this building. Gary stated that the value was based on selection process of accessibility for maintenance. Aja asked the

Commission if they were in support of the project and if so, a letter of support for the grant would be written on behalf of the Commission. Motion by Joe for a letter of support to be drafted by Aja to support the grant application. Second by Lynette. Approved by all except Robin who objected.

1886 church was briefly discussed. Bob stated that as of 1978 the building no longer meets code. The HVAC needs to be replaced but this is another project before Council. The HVAC system would be a unit that could mount in the back of the building outside. Robin stated that the bathrooms do not work. Chontel stated that this would be a costly project and would need to have duct work done in the bathrooms. Robin asked if the property next door could be made into restrooms. Allison asked if the Commission would be hearing more about the 1886 church in the future and Bob stated that they would.

Some of the public left as well as the presenters.

#### **COMMITTEES:**

##### **Historic Properties / Plat Map Update – Allison Lockwood**

Allison sent out 3 RFP's and got one back. The cost for a shadow box is \$4,200. The metal frame was not as good. It will cost \$1,000 to get it hung back up with the acrylic. Mr. Jacobucci stated that there is a place in Ohio called Craig's Frames that has good pricing and might have something to hang the map. Robin asked about the original quotes and wondered if something in between the two options wouldn't work. Allison stated that the original option was to create a metal frame but that will show the angle irons and doesn't go with the look of the map. A wooden frame would be better such as the shadow box and would show off the map. Joe asked if the acrylic couldn't just be sandwiched over the map on the wall. Allison stated that it would be better if it was set off the wall like the historic pictures are in City Hall on the first floor. There is also the concern about the weight which is 93 pounds and would require a lot of anchors. Allison would like to pursue maybe hanging it from the ceiling. The plaster on the wall is over 18 inches of brick. Robin thanked Allison for her work on the plat map. Allison originally got recommendations from an expert in Loveland and could check with another expert. Allison would at least like to get the map hung back up. The map is worth investing in. The map is 75 ½ inches wide by 101 inches tall. Allison will also check with Karen from the library and get it hung back up. Another recommendation would be to put the map somewhere else and not in a public space. The map should not be kept in the tube. For now, the map will be left in the tube and until it can be hung back up.

##### **Events Committee Update – Danielle Henninger**

The Preservation Luncheon is being planned for May 7<sup>th</sup> at the Armory. The food should be good. They are looking at someone to cater who has a food truck. A list of nominations has been compiled. The plaques will be ordered and letters will be sent out to the nominees once they are finalized. We are trying to keep the number to 30 people or less. The event will be from 11:00 a.m. to 1:00 p.m. and other Commissioners are needed to help. Set up will be at 10:00 a.m. Someone will need to usher the people upstairs. Joe will work on a proclamation for City Council. May is Historic Preservation month and Aja will get some posters and stuff from State and do some history on properties.

#### **STAFF: Aja Tibbs**

#### **REFERRALS:**

##### **Be Brighton Comprehensive Plan and the Local District Plan**

Comments on the Comprehensive Plan must be submitted by March 22<sup>nd</sup>. The Comprehensive Plan is an update to the City Comprehensive Master Plan and will guide development. There are specific goals and policies on historic preservation located throughout the plan. Historic Preservation resources are identified specifically in Principle 10. The Local District Plan is more specific and addresses a partnership between the City of Brighton and Adams County. The Plan addresses the development and conservation efforts in the southern growth boundary of Brighton which is mostly an agricultural area. Comments for this plan need to be submitted to Adams County by March 11<sup>th</sup>. Both Plans are scheduled for a Public Hearing at the Planning Commission on March 22<sup>nd</sup>. The Commissioners can attend and speak in support or opposition to the draft plans. If the Plans are approved, they will go to City Council on April 5<sup>th</sup> for ratification. By coming out and speaking can make a huge difference. The importance is that historically an agriculture area ties significantly into a downtown historic area which can help the community at large. For 10 years there has been land sitting empty by the Bromley Farm and at Case Farms. Agriculture is an important, active campaign of information if the ag land is sold. The green mile was started in 2006 by farmers and citizens that included the City & County masterplan.

#### **HISTORIC PROPERTIES:**

##### **Adams County Courthouse**

This was the presentation of the proposed HVAC system for Historic City Hall.

## **PERMITS:**

### **Demolition of 510 S. 2<sup>nd</sup> Avenue**

Staff has approved the demolition of the rear structure on this property on February 12<sup>th</sup>. The structure was damaged by fire in December. The structure was more than 50 years old requiring a review by the demolition sub-committee. The request was reviewed and all the members approved the demolition of the damaged structure.

## **GRANTS & SURVEYS:**

### **CLG Grant – 64 Agricultural Properties**

Terracon presented a scope of the work that has been done on the agricultural properties. On April 14<sup>th</sup>, they will present a final report at the public meeting. The survey will be made available to the Commissioners and could be digitalized. Once it is completely approved, it will be placed on the website. It could also be made available to the library and a paper copy could be kept at the Historic Preservation office.

## **BUDGET & HPC OFFICE:**

### **Update on Staffing**

A job description for the part-time, temporary staff person has been posted and is open for applications until March 20<sup>th</sup>. Aja will work to train them. Aja will be out on leave starting in May through August. The survey will be done by then but there will be some final details that will need to be completed. It has to be completely done by June.

### **Unfinished Business:**

#### **2016 Finances / Treasurer's Report – Sheryl Johnson**

There were no questions regarding the financial report. The only spending has been for the Saving Places Conference.

#### **Update on the Great Western Sugar Factory / Written Documentation Proposals – Robin Kring**

Mr. Jacobucci stated that there are 105 photos of the Great Western Sugar Factory property at the Library of Congress. The area should be preserved. Robin stated that CSU has an extensive collection of photos of this area also. Mr. Jacobucci has found photos from the late 1800s. It was suggested the Mr. Jacobucci should apply for the alternate seat that is open.

Robin – the contracts for the 3D imaging and photography were awarded to Thomas Carr – Colorado Cultural. The contract is for \$5,105 and not \$10,000 like we thought it might be. Due to additional asbestos that was found, it is taking longer to remove. As soon as the abatement is completed, Robin will contact the Commission to take a tour. Robin talked to Chris about saving the factory office and the tare shack. Some of the bricks should be saved from the factory when it is demolished.

Danielle – worked on getting 3 proposals for the oral history documentation. Thomas Carr would charge \$3,250 and is already doing the 3D imaging. Cyns also presented a good proposal. Cyns does work with the Denver Public Library. The oral history can continue to be done once the building is demolished.

**Motion from Danielle that we use Thomas Carr \$3,250 and use funds from the book fund account and move forward with services from CCRA. Second by Lynette. Robin offered a friendly amendment that the motion be that the funds will not exceed \$3,250 as the proposal said “estimate”. Motion carries.**

A developer is still being sought to purchase and redevelop.

### **New Business:**

#### **Election of Officers**

Lynette and Pat got nominations for the officers. The results of the election is:

Chair – Allison Lockwood, Vice-Chair – Danielle Henninger and Treasurer/Secretary – Joseph Burt.

Sub-committees were reassigned and the results are:

Grants – Joe, Cheri and Allison

Historic Properties – Allison, Cheri and Pat

Outreach and Education – Robin, Pat and Cheri

Events – Danielle, Joseph and Lynette

### **Additional Comments:**

A draft of “Save the Date” cards for the Historic Preservation Commission was presented. The Commission liked them and cards will be printed.

### **Adjournment:**

**Motion to adjourn at 8:33 p.m. by Danielle. Second by Cheri. Motion Carries.**

**Announcements:**

Historic Awards Luncheon will be on May 7<sup>th</sup> at the Armory – 11:00 a.m. to 1:00 p.m.  
Summerfest – June 4, 2016

**Next Meeting:** April 14, 2016 at 6:00 P.M. at Historic City Hall

Submitted by,

Sheryl Johnson